



7 BREW

1703 West Springfield Avenue - Champaign, IL 61821

EXCLUSIVELY MARKETED BY



JONATHAN SILVER

CalDRE #02005665
310.853.1316 | DIRECT
jonathan@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com



MICHAEL GONZALEZ

TX #632798
512.543.4647 | DIRECT
mgonzalez@SIGnnn.com

In Cooperation With Sands Investment Group Illinois, LLC - Lic. #481013714
BoR: Andrew Ackerman - Lic. IL #471021429

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 510 SF 7 Brew Located at 1703 West Springfield Avenue in Champaign, IL. This Deal Includes an Absolute NNN Ground Lease Structure With Zero Landlord Responsibility and Brand New 2024 Construction With a Long-Term 15-Year Lease, Providing For a Secured Investment.

Sale Price

\$1,538,462

OFFERING SUMMARY

Cap Rate:	6.50%
NOI:	\$100,000
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	1703 W Springfield Ave
City, State, Zip:	Champaign, IL 61821
County:	Champaign
Building Size:	510 SF
Year Built:	2024



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 7-Brew Was Recognized as QSR Magazines "Breakout Brand of 2023"
- Blackstone (NYSE:BX) Announced a Significant Growth Equity Investment in 7-Brew (February 2024)
- Brand New 2024 Construction With a Long-Term 15 Year Ground Lease
- Absolute NNN Ground Lease Structure With Zero Landlord Responsibility
- Expertly Situated on Major Thoroughfare, Which Sees Over 20,000 VPD and Benefits From Busy Morning Commuter Traffic
- Dense Infill Market With 98,858 Residents Living Within a 3-Mile Radius of the Property
- Less Than 3-Miles From The University of Illinois, the Largest University in the State With Over 66,000 Students and Faculty
- Walking Distance From Centennial High, Jefferson Middle and Westview Elementary School With a Combined Population of Over 2,800 Students and Faculty
- Convenient Access With Multiple Points of Entry From West Springfield Avenue and West Healey Street
- Brew Horizons is an Experienced and Best in Class Operator, and One of the Largest Franchisee's in the 7-Brew System
- Great Retail Synergy With Nearby Tenants Including: Walgreens, Big Lots, CVS, Starbucks, Take 5 Oil, Texas Roadhouse, FedEx, Circle K, Dunkin', Wienerschnitzel, Papa Johns, Jimmy John's, Chase Bank, AT&T, Taco Bell and More

OPERATOR PROFILE



Actual Property Image



Actual Property Image

TENANT OVERVIEW

Company:	Brew Horizons
Website:	https://brewhorizons.7brewcareers.com/

BREW HORIZONS

Brew Horizons, one of best capitalized and experienced operators in the 7Brew franchise system. Brew Horizons is led by the former CEO and executive team from Cumberland Farms and is capitalized with a \$150M ultra high net worth commitment. Brew Horizons plans to open 3-5 additional locations in 2024 with +/-20 sites in various stages of negotiations, diligence, or entitlement. They are committed to opening 180+ locations.

Ari Haseotes (CEO) As former CEO of Cumberland Farms Ari owned and operated 600 Cumberland Farms convenience stores and provided fuel to some 2,500 Gulf stations throughout The Mid-Atlantic Region, New England, New York, and Florida through its Cumberland Gulf Group. It was once one of the largest wholesalers of refined petroleum products in the region.



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

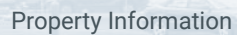
LEASE ABSTRACT

Tenant:	7 Brew
Premises:	510 SF
Base Rent:	\$100,000
Rent Per SF:	\$196.08
Lease Commencement:	06/01/2024
Lease Expiration:	05/31/2039
Lease Term:	15 Years Remaining
Renewal Options:	6 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN) Ground Lease
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



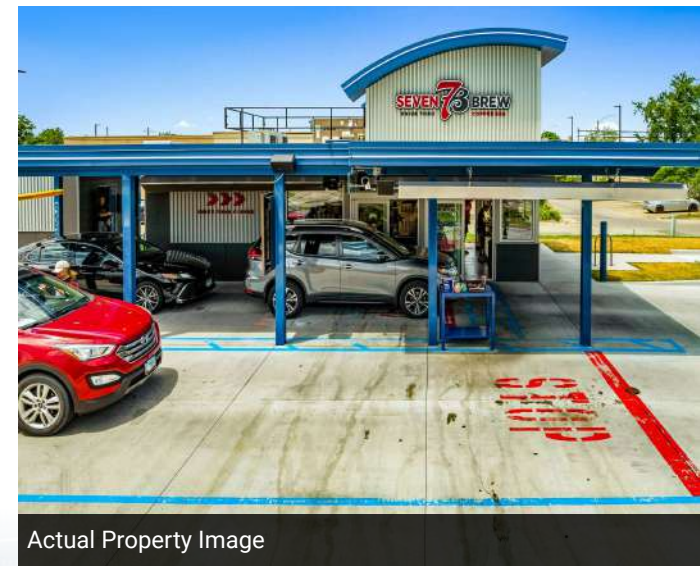
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



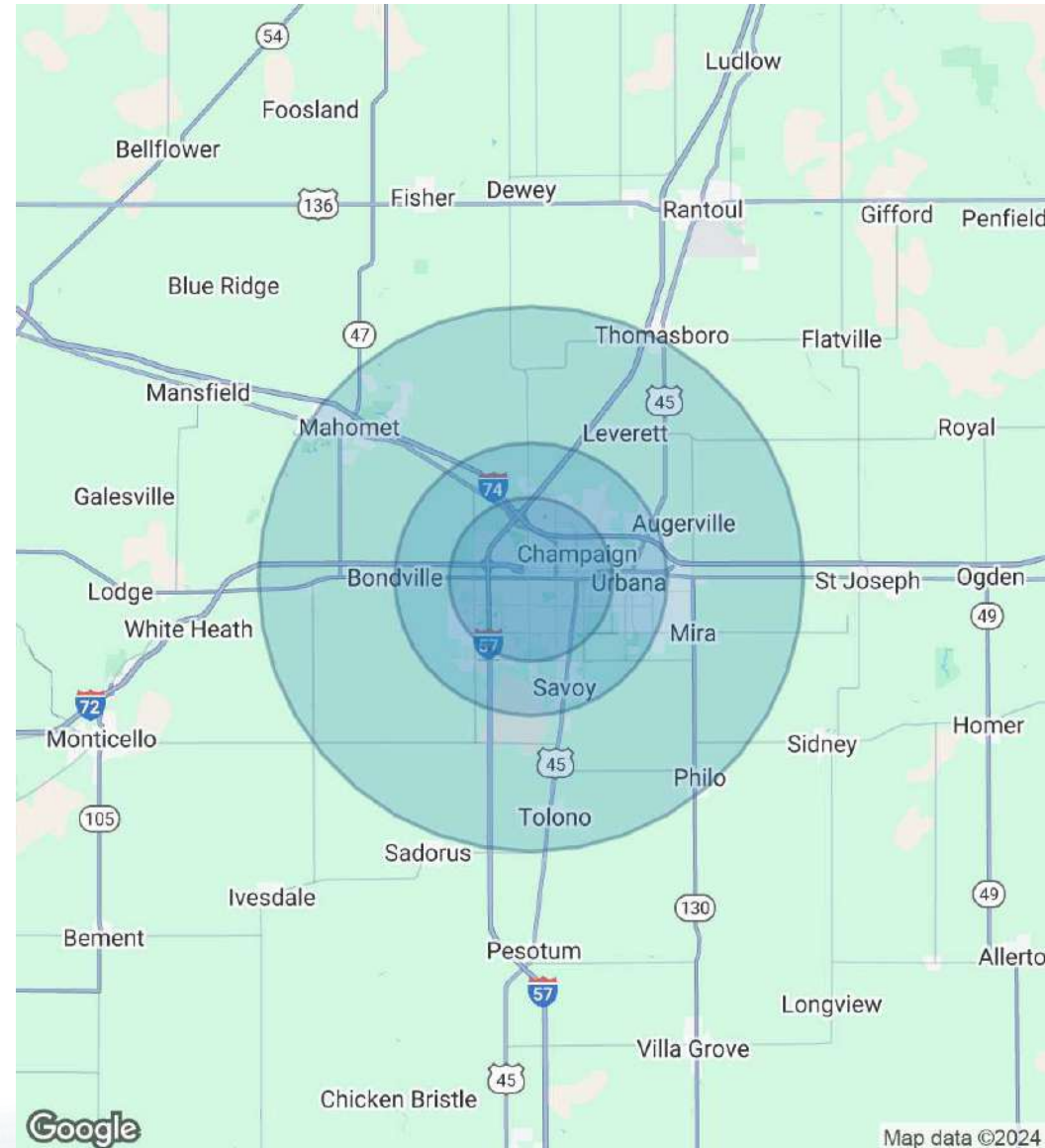
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	98,858	140,432	170,841
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	40,710	57,188	70,534
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,205	\$80,582	\$85,999
Average House Value	\$187,391	\$203,782	\$212,688

TRAFFIC COUNTS

W Springfield Ave	17,700 VPD
S Mattis Ave	22,993 VPD
I-72	15,635 VPD
I-27	35,638 VPD

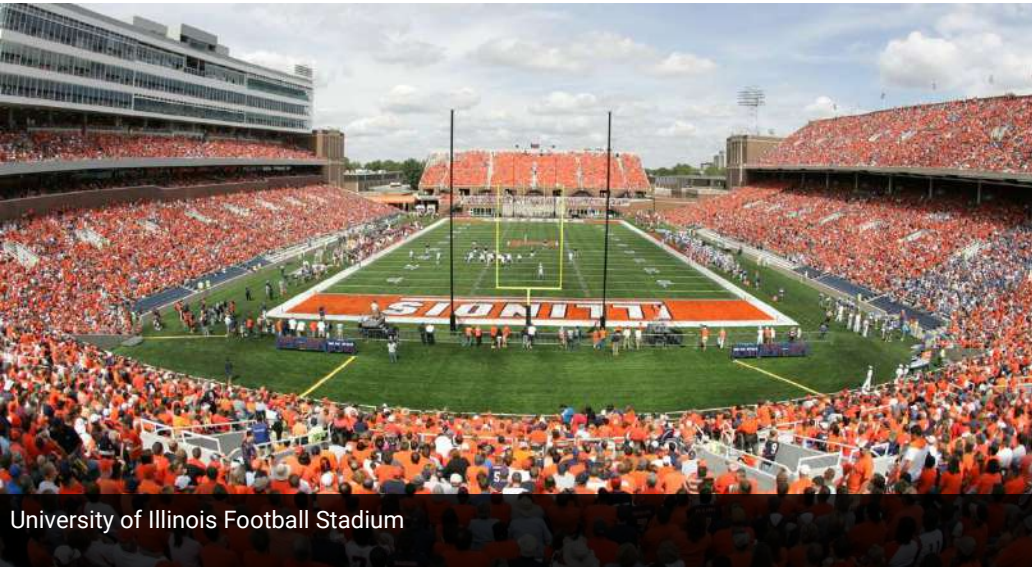




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



University of Illinois Football Stadium



University of Illinois Urbana-Champaign Campus

CHAMPAIGN, IL

Nestled amidst the prairies and farms of America's heartland, The Illinois city of Champaign is still only a little more than a 2-hour drive from Chicago (135 miles to the north). Serviced by three interstate highways (I-57, I-72, and I-74), Champaign is abutted by its "Twin City" Urbana, with which it shares the flagship campus of the University of Illinois. The City of Champaign is a home-rule municipality incorporated in 1861 under the laws of the State of Illinois. It is located in east-central Illinois and shares the distinction with its twin city, Urbana. The City of Champaign is the 9th largest city in Illinois with a population of 89,500 as of July 1, 2023.

The City of Champaign has one of the most consistently stable economic environments in the State of Illinois. It is situated within a significant regional transportation network, as its boundaries provide entrances to three major interstate highways with north-south and east-west access. University of Illinois at Urbana-Champaign is the largest employer in the region, a key economic driver. Carle Foundation Hospital plays a major role in healthcare provider and employer in the region. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo! And the State Farm Research Center. Champaign's economy is robust and diverse, heavily anchored by education and healthcare sectors, with significant contributions from manufacturing, technology, retail, and agriculture. The presence of the University of Illinois at Urbana-Champaign is a critical factor, driving innovation, attracting talent, and fostering a vibrant community.

Champaign's downtown area recently underwent a successful revitalization effort which increased the size of the downtown area while maintaining its distinctive turn-of-the-century architecture. Some of the city's downtown attractions include: Boardman's Art Theatre: Built in 1921 as the Park Theatre, this site features critically-acclaimed independent and foreign films. Historic Virginia Theatre: Dating back to the 1920s, the theater features an ornate interior and an elaborate Wurlitzer pipe organ, Orpheum Children's Museum, Verde Gallery, Springer Cultural Center. Market Place Shopping Center is an major retail hub featuring a variety of stores, restaurants, and services, providing a comprehensive shopping experience. Champaign Park District manages numerous parks with facilities for sports, picnics, and recreational activities. Curtis Orchard & Pumpkin Patch is an family-friendly attraction offering apple picking, pumpkin patches, a petting zoo, and a country store, popular in the fall season. Champaign, Illinois, offers a diverse array of attractions that cater to a wide range of interests. From cultural and historical sites to recreational parks and family-friendly venues, there is something for everyone in this vibrant city.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2015
Locations:	190+
Headquarters:	Fayetteville, AR
Website:	7brew.com

7 BREW

7 Brew opened in 2016 in Rogers, Arkansas serving infused energy drinks, coffee, Italian sodas, smoothies, and teas. In March of 2021, 7 Brew received a majority investment from Drink House Holdings, LLC. Subsequently, the company unveiled plans to launch its franchising program, fueling accelerated growth and expansion across the country. As of late 2023, 7 Brew has more than 190 locations with continued expansion plans. They have locations in Arkansas, Missouri, South Carolina, Texas, and Kansas with plans to open new locations in Indiana, Florida, Tennessee, and Wisconsin. The company prides themselves on creating a unique and exciting experience for customers through their service, speed, quality, energy and atmosphere.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Michael Gonzalez // TX #632798

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